

MNM97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: MARCELLA N. MAHLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2705 UNAWEEP AVENUE, UTILITY
EASEMENT, TEMPORARY CONSTRUCTION EASEMENT, PARCEL NO. 2945-252-00-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1788220 0300PM 02/13/97
MONIKA TODD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Marcella N. Mahler, Grantor, for and in consideration of the sum of Forty-nine dollars and 95/100 Dollars (\$49.95), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the herein described Perpetual Easement No.159 of City of Grand Junction UnawEEP Avenue Reconstruction Project for the installation, operation, maintenance, repair of public utilities, together with the right of ingress and ingress for workers and equipment, on, along, over under, through and across the following described Parcel situated in the NW¼ NW¼ NW¼ of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said Parcels being more particularly described by the following metes and bounds, to wit:

Commencing at the Northwest Corner of the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado; and considering the North line of the Northwest 1/4 of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 285.00 feet; thence S 00°00'00" W a distance of 30.00 feet, thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 115.00 feet to the **Point of Beginning**;

thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 10.00 feet;
thence S 00°00'00" W a distance of 5.00 feet
thence N 90°00'00" W a distance of 10.00 feet;
thence N 00°00'00" E a distance of 5.00 feet to the Point of Beginning;

containing 50.00 square feet as described herein and as depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever, together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control and use said public utilities, appurtenances and facilities related thereto, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, subject to the following terms, covenants, conditions and restrictions:

1. Grantee, as a condition of this grant, agrees that entry to the easement areas for the purposes herein described shall be conducted so as to cause minimum interference to the Grantor, his successors and assigns. Grantee further agrees that it shall correct any damage(s), both material as well as aesthetic, which may be caused by its entry as described herein.
2. Grantor shall have the right to continue to use the real property burdened by this Easement for any lawful purpose which will not interfere with Grantee's full use and enjoyment of the Grantee's rights herein granted; provided, however, Grantor hereby covenants with Grantee that the easement areas shall not be burdened or overburdened by the Grantor erecting or placing any improvements or structures thereon which might act to prevent reasonable ingress and egress on, along, over, under, through and across the easement area.

3. Grantor hereby covenants with Grantee that she has good title to the
aforedescribed premises; that she has good and lawful right to grant these Easements;
that she will warrant and forever defend the title and quiet possession thereof against the
lawful claims of all persons whomsoever.

Signed this 1 day of 31, 1997.

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Marcella N. Mahler
Marcella N. Mahler

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31st day of
January, 1997, by Marcella N. Mahler.

Witness my hand and official seal.
My commission expires 3 3 97

Rebecca
Notary Public

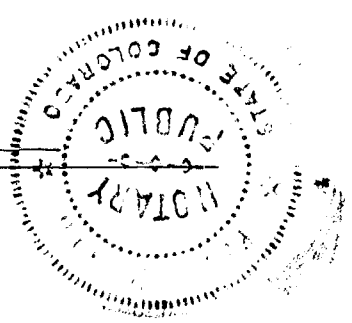
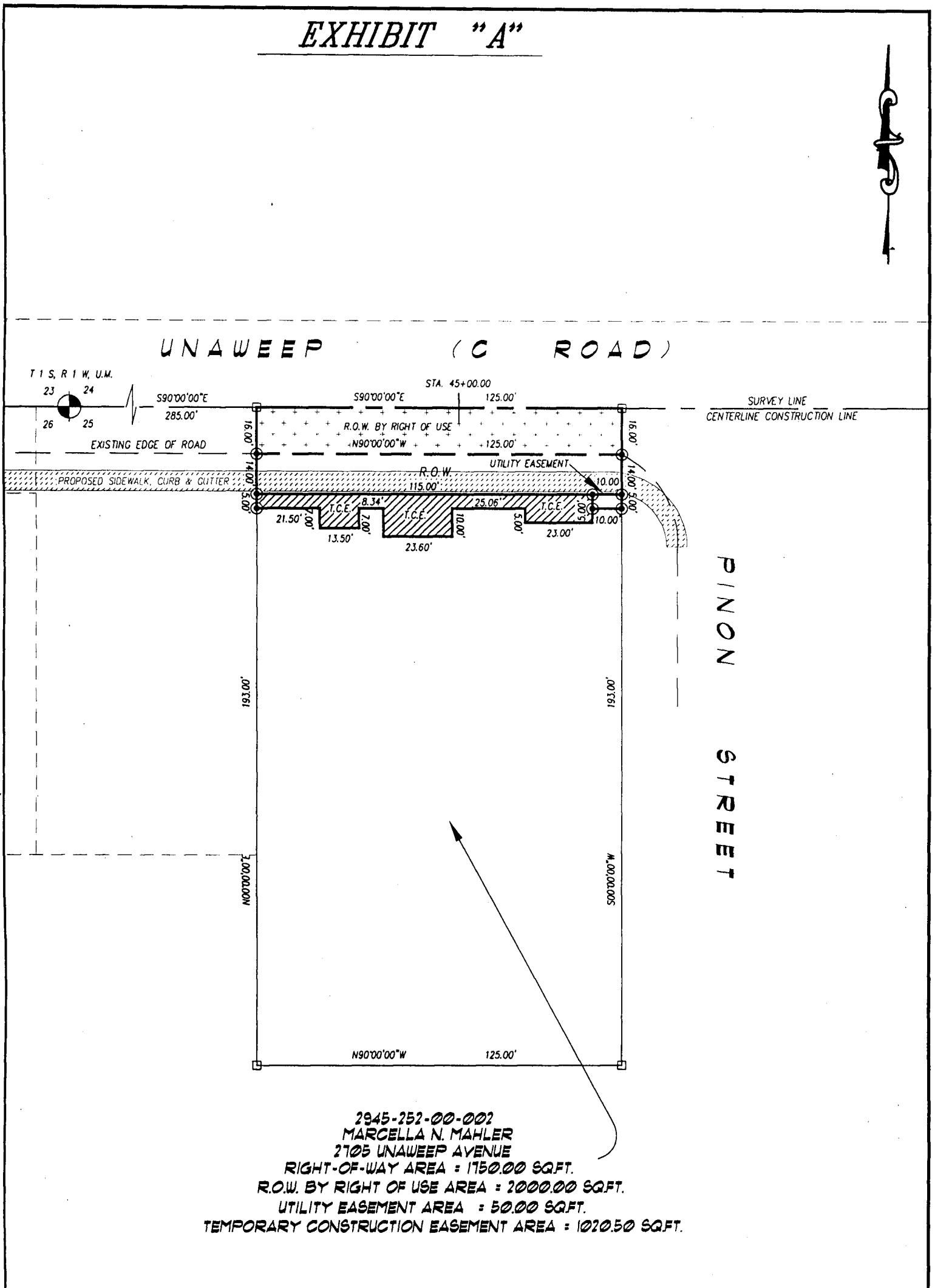


EXHIBIT "A"



2945-252-00-002
 MARCELLA N. MAHLER
 2705 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA : 1750.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA : 2000.00 SQ.FT.
 UTILITY EASEMENT AREA : 50.00 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA : 1020.50 SQ.FT.

DRAWN BY: SRP
 DATE: 1-31-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP61.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (159)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION